

PB# 01-20

Thomas Retcho

57-1-113

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE:

6-7-01

Map Number 125-01 City 1
Section 57 Block 1 Lot 113 Town 1
Village 1 New Windsor

Title: Retcho, Terrance & Jeannette

Dated: 5/14/01 Rev. Filed 6-21-01

Approved by James Retcho, Jr.

on 6-7-01

Record Owner Terrance & Jeannette

Retcho
(Sheets)

DONNA L. BENSON
Orange County Clerk

on

6-7-01

Record Owner

Terrence & Jeannette

Petcho

(Sheets)

DONNA L. BENSON
Orange County Clerk

ZBA TO MARK 2/22/01



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: RETCHO MINOR SUBDIVISION
PROJECT LOCATION: LAKE SIDE DRIVE
SECTION 57 – BLOCK 1 – LOT 113
PROJECT NUMBER: 01-20
DATE: 9 MAY 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 4.56-
ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL
LOTS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT
THE 10 JANUARY 2001 PLANNING BOARD MEETING.

1. The application property is located in the R-4 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use groups (one lot has sewer and the other does not), with the exception of one correction previously noted (the minimum livable area for the non-sewered lot should be 1200).
2. We also previously requested that the bulk table provide “gross” and “net” area values for Lot 2. This should be added to the plan.
3. Note #5 on sheet #1 (left bottom of plan) should be deleted, since the design is now on the plan, and the plan stamped by a licensed engineer.
4. The applicant needed variances from the ZBA. It is my understanding that all necessary variances have been received. A record of the ZBA’s action should be on file with the Board.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

7. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
8. Once all the procedural items are completed, I believe the Board could consider conditional final approval of this application, subject to the comments noted above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. Edsall', written in a cursive style.

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-20-09May01.doc

RETCHO, THOMAS SUBDIVISION (01-20)

Mr. Thomas Retcho appeared before the board for this proposal.

MR. PETRO: Proposed 2 lot subdivision for single family dwelling.

MR. RETCHO: I'm here tonight to seek final approval for single family subdivision of property of Terrence and Jeanette Retcho, my parents.

MR. PETRO: Is this Beaver Dam, is that where we're at?

MR. RETCHO: Yes, Lakeside Drive. I was already to the zoning board for two variances, lot width and road frontage, those variances were granted, they are indicated in the notes.

MR. PETRO: Mark, number 4, applicant needs variances from the ZBA, it's my understanding all the necessary variances have been received, record of the ZBA action should be on file with the board. Are you saying it's not on the plan?

MR. EDSALL: I say that every time because I'm assuming that the ZBA sends over a copy of their variances. If you don't have it, I'm sure Andy can confirm that they have gotten them, it's on the plans.

MR. BABCOCK: They do send us a copy.

MR. PETRO: Okay. Now you were to the zoning board and obviously, you had a public hearing at the zoning board, can you tell us the outcome of that and how many people attended, what were their gripes?

MR. RETCHO: Fifty-two letters sent out to neighbors in the area and three couples or individuals showed up expressing minor concerns for crossing of the stream which is indicated on the site plan and for the septic system, the sanitary system, just wanted to know why I wasn't tying into Town sewer and some other minor things that were addressed at the meeting.

MR. PETRO: Andy?

MR. KRIEGER: That's substantially accurate that there were a number of people there, they were neighbors, people living in the area, the concern with the stream as I recall was brought up by the people who live right next to the applicant.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Retcho minor subdivision on Lakeside Drive. Motion has been seconded, made and seconded to declare lead agency. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: We have a Class D permit that you have to obtain for that?

MR. RETCHO: No, according to the surveyor and the engineer, it's a seasonal stream, at its peak two months ago, it was maybe a foot and a half, two feet wide. Right now, it's down to about six inches in width, he's recommended that I cross it with a 36 inch culvert pipe.

MR. LANDER: You've got a grade difference of about 50 feet, right, from 440 to 390, that's right where the culvert's going to be.

MR. RETCHO: In between the 390 and the 400.

MR. LANDER: Well, just looking here between at the very end of your lot.

MR. RETCHO: Over where the driveway, the 390 extends further so right down at the stream level, it's closer to the 400, there's a slight valley, well, it flows, the grade flows in this direction on a pitch, I don't know what the exact pitch is, but it flows rather quickly.

MR. LANDER: Only thing I'm getting at it's quite a grade difference down to the culvert, that's where it's going to end anyway.

MR. PETRO: Mark, up in the front proposed 15 inch CMP, I had a disapproval on 1/10 from the, just says plan needs 15 inch culvert pipe at the end of the driveway from highway and I haven't received anything from highway since.

MR. EDSALL: I'm sure that Mr. Retcho's surveyor just listing what she was told, she's made a number of corrections.

MR. PETRO: Have you talked to Henry Kroll at all?

MR. EDSALL: No, but I--

MR. PETRO: We can do a subject-to.

MR. EDSALL: If you need to just to make sure.

MR. PETRO: Because I see it's on the plan. it's an approved private driveway, correct, less than 800 feet or is that a private road?

MR. BABCOCK: That's a private road, Mr. Chairman.

MR. PETRO: So, it's a driveway, not a private road.

MR. LANDER: Is that what you're calling it?

MR. BABCOCK: Just a driveway, it's a driveway for one house, Mr. Chairman.

MR. PETRO: Motion to waive the public hearing?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Retcho minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Retcho minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Can you tell me where the proposed house is gonna sit and just in front of that, is it lightly wooded, heavily wooded, is it a field?

MR. RETCHO: No, it will be cleared.

MR. LANDER: What exists right now and I'll give you the reason?

MR. RETCHO: Where the house is indicated on the plan from the frontage of the house here, the dashed marks indicate there's a slight grade slope in the front that will be the front of the house which will over time probably be filled, you know, bring it up a little, the back here is all, it's flat, it's a flat parcel.

MR. BABCOCK: Is it wooded, though?

MR. RETCHO: Yes.

MR. LANDER: There's trees and stuff. Reason I ask that is because the concern of persons next door whether they be on the uphill or the downhill side of the drainage that we just discussed we'd like to keep some of the trees, bigger trees there.

MR. RETCHO: Coming from which direction?

MR. LANDER: You said the drainage goes north.

MR. RETCHO: The house is set back in from the stream approximately 200 feet or so.

MR. LANDER: I'm talking about the neighbor's house.

MR. RETCHO: I'm in the middle of the woods, there's no neighbors.

MR. LANDER: Well, there was somebody at the zoning board.

MR. RETCHO: They have property that runs just as deep there, houses are up here.

MR. LANDER: And the drainage is in the opposite direction?

MR. RETCHO: Yes.

MR. LANDER: I want to know which direction the water's

flowing.

MR. RETCHO: The water flows north, Vascello Road is approximately two parcels over and crosses under Vascello Road and drains into a bigger stream which drains into the lake.

MR. LANDER: They had concerns with the drainage, I'd say let's not cut everything down.

MR. RETCHO: No, there was no immediate concern with drainage in this area.

MR. ARGENIO: I think all the water runs to the center of the property and whatever lots are to the north or south, they all share a common drainage channel that runs either north or south, but it goes through all the lots, I would think.

MR. RETCHO: It does, it's, like I said, only goes across two parcels before it, it's not on anybody's property, it's in an area where it's a big valley.

MR. LANDER: My only concern was by going in there and clearing everything, all the trees, then we'd have unobstructed water down to that.

MR. RETCHO: I did have the surveyor do the perc tests, I think it was like a 9 or 10 minute perc, so she said it was a very good perc. It's a very rocky dirt, there's no clay, as far as we saw, we were down about 6 feet.

MR. PETRO: Good place for a lake. Okay, Mark, I know there's only a couple notes, we have fire approval on 5/4/2001, again, highway we'll have to get a note from the highway, I see he took care of it on the plan, but don't have anything in the folder. Gentlemen, anything else? If not, motion for final approval. I'll do the subject-to's, there's three of them.

MR. ARGENIO: Motion for final approval for Retcho minor subdivision, subject to the approvals that the Chairman's going to read into the minutes.

MR. BRESNAN: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Retcho minor subdivision on Lakeside Drive, subject to getting a letter back from the New Windsor Highway Department that the plan is acceptable, number 2, that the net area values for lot 2 be added to the plan and number 3, that note number 5 should be deleted and is now on the plan.

MR. EDSALL: Also comment one.

MR. PETRO: Just read it in Mark.

MR. EDSALL: Just that the bulk table would be corrected to show 1,200 square foot for the livable area where indicated.

MR. PETRO: So you have four items before the plan gets stamped, you have to take care of those four items.

MR. RETCHO: Okay.

MR. PETRO: But you won't have to come back here, we're doing conditional final approval. Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-20

NAME: RETCHO, T & J - SUBDIVISION

APPLICANT: RETCHO, THOMAS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/07/2001	PLANS STAMPED	APPROVED
05/09/2001	P.B. APPEARANCE . NEED HIGHWAY APPROVAL	LA:ND WVE PH APPR CO - ADDRESS MARK'S COMMENTS
03/01/2001	WORK SHOP APPEARANCE	SUBMIT
01/10/2001	P.B. APPEARANCE	REFER TO ZBA
04/19/2000	WORK SHOP APPEARANCE	REVISE & RET.
01/19/2000	WORK SHOP APPEARANCE	REVISE & RET
11/10/1999	WORK SHOP APPEARANCE	REVISE & RET
03/01/1999	WORK SHOP APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-20

NAME: RETCHO, T & J - SUBDIVISION
APPLICANT: RETCHO, THOMAS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/05/2001	EAF SUBMITTED	01/05/2001	WITH APPLIC
ORIG	01/05/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/05/2001	LEAD AGENCY DECLARED	05/09/2001	TOOK LA
ORIG	01/05/2001	DECLARATION (POS/NEG)	05/09/2001	DECL. NEG DEC
ORIG	01/05/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/05/2001	PUBLIC HEARING HELD	/ /	
ORIG	01/05/2001	WAIVE PUBLIC HEARING	05/09/2001	WAIVE PH
ORIG	01/05/2001	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/31/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 1-20
NAME: RETCHO, T & J - SUBDIVISION
APPLICANT: RETCHO, THOMAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	ONE LOT REC. FEE	CHG	500.00		
05/31/2001	REC. CK. #329	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

A handwritten signature, possibly "R. Retcho", is written above a large checkmark.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/31/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-20

NAME: RETCHO, T & J - SUBDIVISION
APPLICANT: RETCHO, THOMAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK. #4885	PAID		300.00	
01/10/2001	P.B. ATTY. FEE	CHG	35.00		
01/10/2001	P.B. MINUTES	CHG	22.50		
05/09/2001	P.B. ATTY. FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	31.50		
05/29/2001	P.B. ENGINEER FEE	CHG	414.00		
05/31/2001	REC. CK. #330	PAID		238.00	
		TOTAL:	538.00	538.00	0.00



**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#503-2001**

05/31/2001

PB#
01-20 - *approval fee*

**Retcho, Thomas
1203 Parr Lake Drive
Newburgh, NY 12550**

**Received \$200.00 for Planning Board Fees on 05/31/2001. Thank you for stopping
by the Town Clerk's office.**

As always, It is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/31/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 1-20
NAME: RETCHO, T & J - SUBDIVISION
APPLICANT: RETCHO, THOMAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	SUB. APPROVAL FEE	CHG	260.00		
05/31/2001	REC. CK. #328	PAID		260.00	
		TOTAL:	260.00	260.00	0.00



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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MEMORANDUM

(via fax)

29 May 2001

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER 

**SUBJECT: RETCHO SUBDIVISION
NWPB APP. NO. 01-20**

The subject project received Conditional Site Plan approval at the 9 May 2001 Planning Board meeting.

Corrections were needed to the plan. I have reviewed the plan with last revision date 5/14/01, and the three corrections I requested have been made. In addition, a 15" driveway culvert has now been added for the driveway, per the Town Highway Superintendent.

No public improvement or private road estimate is applicable to this application. As such, no cost estimates or inspection fees are required.

I have attached our time printout such that you can close out this application.

Call if you have any questions.

AS OF: 05/29/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 80-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK 1 20

FOR WORK DONE PRIOR TO: 05/29/2001

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION----	RATE	HRS.	TIME	DOLLARS-----		
									EXP.	BILLED	BALANCE
1-20	146334	01/17/00	TIME	MJE	MC RETCHO W/STEDGE	85.00	0.30	25.50			
1-20	146336	01/19/00	TIME	MJE	WS RETCHO SUB	85.00	0.40	34.00			
1-20	149106	03/01/00	TIME	MJE	WS RETCHO SUB	85.00	0.40	34.00			
1-20	149323	04/19/00	TIME	MJE	WS RETCHO	85.00	0.40	34.00			
1-20	149331	12/06/00	TIME	MJE	WS RETCHO	85.00	0.40	32.00			
1-20	150116	01/03/01	TIME	MJE	MC RETCHO SUB	85.00	0.50	42.50			
1-20	170199	01/10/01	TIME	MJE	MM Retcho Disapp - ZBA	80.00	0.10	8.00			
1-20	171113	01/10/01	TIME	MJE	MC RETCHO SUB	85.00	0.50	42.50			
1-20	172126	02/22/01	TIME	MJE	MC ZBA REFERRAL	85.00	0.40	34.00			
								286.50			
1-20	173135	02/23/01			BILL 01-212					252.50	
1-20	176113	02/28/01			BILL 01-340 3/27/01					34.00	
								286.50			
1-20	181179	05/02/01	TIME	MJE	WS RETCHO SUB	85.00	0.40	34.00			
1-20	181171	05/08/01	TIME	MJE	MC RETCHO	85.00	0.30	25.50			
1-20	181172	05/08/01	TIME	MJE	MC TOS APP & LS/RETCHO	85.00	0.30	25.50			
1-20	181522	05/09/01	TIME	MJE	MM Retcho Sub CondAPP	85.00	0.10	8.50			
1-20	183134	05/19/01	TIME	MJE	MC Retcho Closeout	85.00	0.40	34.00			
					TASK TOTAL			414.00	0.00	286.50	127.50
					GRAND TOTAL			414.00	0.00	286.50	127.50

TOTAL P.02

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

* * * * *

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT\$ 500.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

* * * * *

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE:.....\$ _____
(INSPECTION FEE)

RESULTS OF P.B. MEETING OF: May 9, 2001

PROJECT: Rescho Sub. P.B.# 01-20

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) A S) B VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES ☒ NO__

M) A S) L VOTE: A 5 N 0

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) A S) B VOTE: A 5 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) A S)__ VOTE: A__ N__ APPROVED: _____

M) A S) B VOTE: A 5 N 0 APPROVED CONDITIONALLY: 5-9-2001

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Check with Highway for approval - 15" pipe added</u>
<u>Address Mark's comments</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-20

NAME: RETCHO, T & J - SUBDIVISION

APPLICANT: RETCHO, THOMAS

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	05/04/2001	MUNICIPAL HIGHWAY	/ /	
REV1	05/04/2001	MUNICIPAL WATER	05/07/2001	APPROVED
REV1	05/04/2001	MUNICIPAL SEWER	/ /	
REV1	05/04/2001	MUNICIPAL FIRE	05/04/2001	APPROVED
REV1	05/04/2001	NYSDOT	/ /	
ORIG	01/05/2001	MUNICIPAL HIGHWAY . PLAN NEEDS A 15" CULVERT PIPE AT END OF DRIVEWAY	01/10/2001	DISAPPROVED
ORIG	01/05/2001	MUNICIPAL WATER	01/10/2001	APPROVED
ORIG	01/05/2001	MUNICIPAL SEWER	05/04/2001	SUPERSEDED BY REV1
ORIG	01/05/2001	MUNICIPAL FIRE	01/08/2001	APPROVED
ORIG	01/05/2001	NYSDOT	05/04/2001	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 1-20

NAME: RETCHO, T & J - SUBDIVISION

APPLICANT: RETCHO, THOMAS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/01/2001	WORK SHOP APPEARANCE	SUBMIT
01/10/2001	P.B. APPEARANCE	REFER TO ZBA
04/19/2000	WORK SHOP APPEARANCE	REVISE & RET.
01/19/2000	WORK SHOP APPEARANCE	REVISE & RET
11/10/1999	WORK SHOP APPEARANCE	REVISE & RET
03/01/1999	WORK SHOP APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-20

NAME: RETCHO, T & J - SUBDIVISION

APPLICANT: RETCHO, THOMAS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/05/2001	EAF SUBMITTED	01/05/2001	WITH APPLIC
ORIG	01/05/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/05/2001	LEAD AGENCY DECLARED	/ /	
ORIG	01/05/2001	DECLARATION (POS/NEG)	/ /	
ORIG	01/05/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/05/2001	PUBLIC HEARING HELD	/ /	
ORIG	01/05/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	01/05/2001	AGRICULTURAL NOTICES	/ /	



**McGOEY, HAUSER and EDSALL
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and PENNSYLVANIA

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: RETCHO MINOR SUBDIVISION
PROJECT LOCATION: LAKE SIDE DRIVE
SECTION 57 – BLOCK 1 – LOT 113
PROJECT NUMBER: 01-20
DATE: 10 JANUARY 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 4.56-
ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL
LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The application property is located in the R-4 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use groups (one lot has sewer and the other does not), with the exception of the minimum livable area for the non-sewered lot, which should be 1200. The bulk table should also be made clear to note the area for lot #2 is a "net" value.
2. The applicant has been to at least six (6) planning board worksessions over the last fifteen months, and has made numerous attempts to obtain an arrangement which complies with zoning. The applicant has previously presented several plans which may have worked, if adjoining property owners were willing to participate in the application. It is my understanding that all of these numerous attempts have failed, causing the need for the applicant to submit a plan which has zoning non-compliances which will require variances for lot width and frontage on lot #1. As such, a referral to the Zoning Board of Appeals would be appropriate.
3. I believe further work will be needed to define the driveway easement thru lot #2, to benefit lot #1. This will be an area subtraction from lot #2, which should not be a concern since lot #2 substantially exceeds the minimum. Once the applicant returns from the ZBA, further reviews will be made.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st

NW01-20-10Jan01.doc

RETCHO, THOMAS

MR. NUGENT: Request for 106.53 lot width and 51.48 ft. road frontage to construct a single-family residence on Lakeside Road in an R-4 zone.

Mr. Thomas Retcho appeared before the board for this proposal.

MR. NUGENT: You people all must be here for Thomas Retcho. If you are here and you'd like to speak, would you please sign this?

MR. TORLEY: This is simply for the record so we have your name straight.

MS. CORSETTI: For the record, Fran, on March 2, we sent out 58 letters to adjacent property owners that were on the list.

MR. RETCHO: As I stated at the last meeting, the two variances that are requested are for the road frontage which I have 18 feet of the minimum 60 feet, I believe it is, and the lot width which won't expand to the required 100 foot wide for approximately 3 to 400 feet as stated earlier, the lot width, the road frontage would start on Lakeside, the variance here is requested, the setback is 35 feet which it's supposed to increase to 100.

MR. BABCOCK: Yeah, the front yard setback is measured at front yard setback.

MR. RETCHO: So as you can see by the property line that the driveway or the piece would connect along the far edge of the property, establish an easement for the driveway on the back portion of my parents' property which would be needed because of the grade, the grade is not real steep, but steep enough where it needs a couple switchbacks.

MR. NUGENT: Are you going to occupy this house?

MR. RETCHO: Yes.

MR. TORLEY: So, the actual layout of the easement right-of-way is not yet determined because you have to have your surveyor?

MR. RETCHO: Yeah, because of the weather, she needs the topo, better line on the topo, she needs for the snow to melt a little bit more, probably by the first of the month, she'd be able to get in there and survey the layout for the driveway easement.

MR. TORLEY: And you require, there's no way to get access to this property, other than through an easement?

MR. RETCHO: Yeah, I tried and it's been documented through the workshops, a gentleman owns this land over here approximately 8 acres, I tried working something out with him regarding private road, doing it a little more in a legal sense, without creating variances or anything for 15 months with no success. So with him, through offering to pay for the road, offering to do quite a bit of stuff myself and he still just procrastinated, never said yes or no, just never got back to me.

MR. TORLEY: You have no way of accessing off the cul-de-sac?

MR. RETCHO: There's another, yeah, that's the drive which is back here, there's not enough property there either, I would wind up, there's not enough there anyway for the driveway, the only other way to come through this side would require easements from three other dwellings.

MR. TORLEY: And these lots around the cul-de-sac?

MR. RETCHO: All occupied.

MR. NUGENT: Mike, I don't want to have two conversations, you want to familiarize them with what's going on, but I can't have two meetings because they need to hear what he's saying.

MR. TORLEY: What you're saying because those are

occupied dwellings around the cul-de-sac, it would not be economically feasible for you to purchase one?

MR. RETCHO: Well, there's nothing to purchase, there's quite a bit of property all boxed in from existing dwellings throughout the course of time, it's been boxed in so this being one of the only other ways to get in, other than if this gentleman were to sell and I made attempts to do that purchase and to build a private road at my expense with no results that was, you know, that was in the minutes from the last meeting that I attended, I don't know, a number of workshops over the course of 15, 16 months with no, with negative results.

MR. TORLEY: And this will in fact be only a single house?

MR. RETCHO: Single family dwelling, just spent an hour today with the attorney and the driveway easement's going to be written in as permanent easement for life, for not only me, if I sell or, you know, or for my parents, if they sell down the road, it still remains.

MR. TORLEY: You'd be willing to stipulate that the lot would not be subdivided further?

MR. RETCHO: Yeah, that's not a problem.

MR. KRIEGER: If the variances are allowed, will the lots, Michael, the lots be of an allowed size?

MR. TORLEY: Oh, yeah.

MR. KRIEGER: And this is a neighborhood of single family homes?

MR. RETCHO: Yes, this the lot that I have here excluding the entry area, the lot itself is approximately 2.3 acres, I believe.

MR. KRIEGER: Just wanted to know if it would be consistent with the appearances in the neighborhood.

MR. RETCHO: Because of the way this is located,

there's really like in the summertime, I won't be seen at all, the wintertime, it would be barely visible.

MR. KRIEGER: And the houses constructed would be of a similar size and character to those in the neighborhood?

MR. RETCHO: Yes.

MR. NUGENT: And the reason for the 106 foot lot width is not because the lot is too small, it's because--

MR. BABCOCK: Where it's measured.

MR. NUGENT: Where it's measured it's too small.

MR. RETCHO: Right.

MR. REIS: Mike, this is in the sewer district, isn't it?

MR. BABCOCK: What the problem with it is that he's too far from the sewer line to be considered, he's in the sewer district, whole Beaver Dam is in the sewer district, but the front of the property line has to lie within 150 feet for us to require him to hook up.

MR. REIS: No conflict, that's my point.

MR. BABCOCK: Right.

MR. NUGENT: Is there anymore question by the board? At this point, I'd like to open it up to the public and try not to be repetitious and try to answer all your questions. Anybody would like to speak?

MRS. CAMILLE CASSISI: I thought that was all considered wetlands back there?

MR. NUGENT: Can you answer that question for her?

MR. RETCHO: I'm sorry?

MRS. CASSISI: I thought that was all wetlands.

MR. RETCHO: Not to my knowledge, not DEC considered wetlands, there's a wet area not on my property, it's on an adjacent property next to mine, so where I'm building the house is higher than where Mrs. Cassisi is stating that there's a wet area. It's a little wet area back there, but to be known as wetlands. I'm not familiar with whether it's considered wetlands.

MR. KRIEGER: By point of clarification, whether or not a variance is granted, it doesn't relieve the applicant of the penalty associated with building, either in a state or federal wetland, there are different results. Merely because property is wet, doesn't make it a wetlands. It's a bit of a misnomer. This board has no power to affect either way his right to do so, so even if he should be successful here, if he violates that law, this proceeding will not help him.

MR. MICKEY CASSISI: About the water also when you do this long and windy road right here, it's not a constant flow, but there's going to be a flow that that is going to be stopped because even to get all the way back here, there's going to be some water. So if you're going to build up a road to get in, you're going to be damming up water that's not going to be able to flow back and forth like it always has been doing.

MRS. CASSISI: There's a stream there.

MR. TORLEY: There's a stream on the property?

MR. RETCHO: There's a seasonal stream. It's about two feet in width.

MR. TORLEY: Where the driveway would cross that stream you'd be culverting it?

MR. RETCHO: Yes, whatever would be required by either the, I don't know who would require that, the highway department maybe.

MR. NUGENT: Planning board would require that.
Anyone else?

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MRS. DRAGOS: I'm Amy Dragos, how about electricity,

how are you going to get, where are the telephone poles going to be? Are they going to be placed as an eyesore to us? We live next to Benikowski, we're set back and the way the plan looks, it looks like the driveway's going to come down towards our house and that could also be, we have kind of a wet yard right now, and it could also be a concern with water running down towards our house and I just want to know about the telephone poles.

MR. RETCHO: I'm going to be putting underground service from the back end, so if we were to see on the plan, it would come in from where the Recco Drive or Rico cul-de-sac, so it would be underground service.

MR. TORLEY: There's an easement through there for that?

MR. RETCHO: Not yet, but I've talked to the--

MR. TORLEY: Obviously, you can't build a house until you have the power line easement.

MR. BABCOCK: Larry, he can come underground, he can come from Lakeside Drive.

MR. RETCHO: That's my plan is to come from the other direction.

MR. TORLEY: But it will be underground either way?

MR. RETCHO: Either way, yes.

MRS. DRAGOS: I didn't hear about the sewer, you're going to have septic?

MR. RETCHO: Yes.

MRS. DRAGOS: Our property is sloped down, we have a pond, there's frogs and whatever, what have you back there and is his septic with all that water going to be running right into that and cause an odor?

MS. CORSETTI: Better not be.

MR. RETCHO: Better not be.

MR. TORLEY: Septic fields are required by law to not to do that, it has to be engineered and approved by the planning board and Orange County Health Department has to sign off that it would not leach out.

MRS. DRAGOS: Is there a perc test, is that what it's called?

MR. BABCOCK: Yes.

MRS. DRAGOS: Has it been done?

MR. RETCHO: Not yet.

MRS. DRAGOS: Cause it's real wet back there.

MR. TORLEY: What you're bringing up are some very valid points which aren't really in the purview of this board because things like the culverts and exactly where the septic fields are are the planning board and the Department of Health, we're looking at variances for the width and setback and things like that.

MRS. DRAGOS: Is privacy considered an issue with variances? I mean, we have a nice private house but the way his driveway's going to come down, the lights are going to shine in our house.

MR. RETCHO: I can address that.

MR. TORLEY: First, if this lot was not subdivided, the present owner can put a driveway, you don't have a right to tell your neighbor they can't build.

MRS. DRAGOS: I didn't know if you could have that as an issue or not.

MR. NUGENT: Anyone else?

MS. BENIKOWSKI: Janet Benikowski. On the driveway on this side, my concern is the driveway itself because according to the plan, it would be two feet off my property, I have the kid's swing set and stuff, is that

going to be like, I mean, usually with driveways, you have to put retaining walls to keep, you know.

MR. RETCHO: Yeah, I mean I discussed that with Bob the other day, if that was an issue with you and I don't know if this is an issue with the zoning board, at another meeting or whatever, if a fence is required, if this is a concern for safety, that's not a problem.

MS. BENIKOWSKI: I'm not concerned because the kids play, I know you're going to watch out when you drive in and out. My concern if we have a retaining wall when it rains, is the water going to slope back in my house or come down cause it's not going to be even.

MR. RETCHO: It's pretty much going to follow the contour of the wall. Right now, they're going to dig down four or six inches to put the rock and fill for the driveway, but it's not going to be, I'm not going to be creating anything where it's going to be mounded up where it's going to flow into your house off the driveway, it's going to come down the driveway, but I don't know, no retaining walls, I'm not taking down, yeah, I'm not taking down in there deep enough that it's going to create any water hazard.

MS. BENIKOWSKI: When you come off the driveway itself, since there's a ditch there, are you going to be putting a pipe and going over?

MR. RETCHO: Yeah, that's required by the highway department.

MR. NUGENT: Any other questions?

MR. ROBERT DRAGOS: Once this is subdivided like this into two properties, and this is a house back there, can it be subdivided three, four, five more times and turned into five houses and six houses?

MR. REIS: No, we determined that there's no further subdivision.

MR. DRAGOS: How did you do that?

MR. NUGENT: Cause we're stipulating it.

MR. TORLEY: Applicant stipulated these are the only divisions that will be part of the variance. If it's divided beyond that point, that puts him in violation.

MR. DRAGOS: Okay, I'm not talking right now, I'm talking after this house is built.

MR. KRIEGER: Forever in perpetuity.

MR. TORLEY: Variances run forever.

MR. NUGENT: With the land, not the owner.

MR. DRAGOS: So this one lot has become two lots and there can only be two houses built there?

MR. NUGENT: Correct.

MR. DRAGOS: Someone can't build an additional house on his own piece of property?

MR. NUGENT: Not on that piece of property.

MS. CORSETTI: Single family.

MR. REIS: Only.

MR. TORLEY: Only one house per property.

MR. CASSISI: Could this road be used to get to this other property next door?

MR. TORLEY: No, this is a driveway. If it's ever used for anything but a driveway to a single family house, it becomes a private road and would have to meet all the private road standards, 50 foot width, it would not be legal and the applicant--

MR. NUGENT: Don't have room to do that.

MR. TORLEY: Applicant stipulated that will not happen, it will be part of the variance it's granted, this lot has not yet been subdivided, is that correct?

MR. RETCHO: No,

MR. BABCOCK: It's in the process, it's in front of the planning board, the planning board referred it to you gentlemen for the variance.

MR. TORLEY: So you're not the owner of the property?

MR. RETCHO: My parents are.

MR. TORLEY: We have the proxy?

MR. BABCOCK: Yes.

MS. CORSETTI: We have a proxy.

MR. BABCOCK: He will be going back to the planning board after this, if he's successful in getting the variances here.

MR. NUGENT: Anymore questions from the audience?

MRS. DRAGOS: I don't know if I can even bring this up but why aren't you going down your father's driveway which is on the other side?

MR. RETCHO: You want to answer that, I mean as far as the driveway, you can't share an existing driveway, it would make it a private road.

MR. BABCOCK: He wanted to do that, the Town Law says if you share a driveway, it becomes a private road, has to have 50 foot easement, so some day, it may become a town road and there's no relief from that, it's Town Law, it's not a zoning board issue where this gentleman can give relief.

MRS. DRAGOS: Even a private road.

MR. RETCHO: And the road would then have to be 18 feet wide with two feet shoulder on each side with drainage culverts.

MR. BABCOCK: There's only 25 feet to the house, if you

see it, here's 25 feet, he needs 50 so he losses right there.

MRS. DRAGOS: That's this, okay, over here, okay, that's where the other driveway is.

MR. BABCOCK: The existing driveway is now, yeah.

MR. NUGENT: No further questions? At this time, I'll close the public hearing and open it back up to the board. I'd like to take this time to read a letter that we received from Robert Anderson. Basically, I don't have to read the whole thing but basically, what it's saying just about all the concerns that the people in the audience had regarding the insufficient road frontage, lot size, sewers, electric, utilities, we believe this driveway road frontage would cause extra drainage problems which are already addressed. It finishes up, we understand this is why the codes were established to protect property owners from the present and future development in our area. That's by Robert and Joan Anderson. We had a phone call from Jose and Audry Gazzola and they basically said the same thing that you people brought up. All right, gentlemen of the board, do you have any further questions of the applicant?

MR. TORLEY: Just a couple things to make sure we have it straight. In putting in this driveway, you'll be, you'll obviously have to comply with all the Town planning board regulations, so that there will not be excessive drainage or alter drainage on your neighbor's property?

MR. RETCHO: Yeah, no, there shouldn't be and if there are, I will address them as they come up. I won't know until the driveway's cut in as to how the water's going to drain or if there's a draining problem right now.

MR. TORLEY: All necessary culverts will be part of it?

MR. RETCHO: Yeah, there should only be two required but if there's more needed, no problem.

MR. TORLEY: And as you stated, the power lines will be

underground?

MR. RETCHO: Yeah, I'm not running overhead power.

MR. TORLEY: And again, finally, you're stipulating that this is the only division of this property, two single family homes, period?

MR. RETCHO: That's it.

MR. TORLEY: Nothing further from me.

MR. REIS: My only concern for the applicant for him to accomplish his goals here is that the strictest monitoring of the development of this lot for the sake of the neighbors, so that he's not going to be impacting them in any negative way, that's my only concern that we structure this, if we decide to go forward with it to structure it in such a way to protect the neighbors from any negative impact.

MR. NUGENT: Okay, I'll accept a motion at this point.

MR. TORLEY: Mr. Chairman, I move that we grant Mr. Retcho his requested variances.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

**ZONING BOARD OF APPEALS
REORGANIZATIONAL MEETING
MARCH 12, 2001**

REVISED AGENDA:

7:30 P.M. - ROLL CALL

MOTION TO ACCEPT MINUTES OF 02/26/01 MEETING AS WRITTEN. *APPROVED*

PRELIMINARY MEETING:

*SET UP
FOR P/H*

- 1. MASON, HERBERT - Request for 7 ft. rear yard variance for construction of deck and screened-in porch at 137 Mt. Airy Road in an R-3 zone. (33-1-22).**

*ONE FAMILY
HOME*

- 2. O'MALLEY, JACQUELINE - Request for use variance with the addition of 2nd kitchen thereby creating a two-family residence in an R-1 zone at 532 Beattie Road. (55-1-33.223).**

PUBLIC HEARING:

APPROVED

- 4. T & M LLC/DITCH WITCH - Request for 48 sq. ft. freestanding signage at location 210 Wembly Road in a PI zone. (4-3-19.2).**

APPROVED

- 5. RETCHO, THOMAS - Request for 106.53 lot width and 51.48 ft. road frontage to construct a single-family residence on Lakeside Road in an R-4 zone. (57-1-113).**

FORMAL DECISIONS: (1) GARGIULO/LYONS; (2) FRANCAN; (3) BILA

APPROVED

ELECTIONS OF OFFICERS FOR 2001

PAT - 563-4630 (O) OR 562-7107 (H)

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 01-20

DATE: 22 FEB 01

APPLICANT: THOMAS RETCHO
1203 PARR LAKE DR
NEWBURGH NY 12550

#1 ZBA 2-26-01
SET UP FOR P/H

#2 3-12-01
APPROVED

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 1-4-01

FOR (SUBDIVISION - ~~SITE PLAN~~)

LOCATED AT LAKE SIDE DRIVE

ZONE R-4

DESCRIPTION OF EXISTING SITE: SEC: 57 BLOCK: 1 LOT: 113

PROPOSED LOT #1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

VARIANCES FOR LOT WIDTH AND
FRONTAGE REQUIRED.


MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>R-4</u> USE <u>LOT WITHOUT SEWER</u>		
MIN. LOT AREA <u>43560 SF</u>	<u>101,108 SF</u>	<u>—</u>
MIN. LOT WIDTH <u>125 FT</u>	<u>18.47 FT</u>	<u>106.53 FT</u>
REQ'D FRONT YD <u>45 FT</u>	<u>260 FT</u>	<u>—</u>
REQ'D SIDE YD. <u>20 FT</u>	<u>49 FT</u>	<u>—</u>
REQ'D TOTAL SIDE YD. <u>40 FT</u>	<u>136 FT</u>	<u>—</u>
REQ'D REAR YD. <u>50 FT</u>	<u>150 FT</u>	<u>—</u>
REQ'D FRONTAGE <u>70 FT</u>	<u>18.52 FT</u>	<u>51.48 FT</u>
MAX. BLDG. HT. <u>35 FT</u>	<u>25 FT</u>	<u>—</u>
FLOOR AREA RATIO <u>—</u>	<u>—</u>	<u>—</u>
MIN. LIVABLE AREA <u>1200 SF</u>	<u>≥ 1200</u>	<u>—</u>
DEV. COVERAGE <u>10 %</u>	<u>2.3 %</u>	<u>— %</u>
O/S PARKING SPACES <u>—</u>	<u>—</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

POSSIBLE Z.B.A. REFERRALS

RETCHO, THOMAS

Mr. Thomas Retcho appeared before the board for this proposal. This is a 2 lot subdivision, the application proposes subdivision of the 4.56 acre parcel into two single family residential lots. This plan was reviewed on a concept basis only. Okay.

MR. RETCHO: My name is Thomas Retcho, I'm seeking, I need two variances for this to establish this proposed site, one is for the road frontage and the other for the lot width. The overseeing architect is Mike Pomarico, the surveyor's Margaret Hillriegel.

MR. PETRO: Excuse me, I was talking with Ronny, what's the two variances you need?

MR. RETCHO: For the road frontage width and the lot width. The reason I'm going through this, proposing this rather than there's an 8 acre lot in the back here undeveloped, I have been in contact with this gentleman over the course of about a year and a half, cat and mouse, he says one minute he will, I was proposing to put a private road in with a T at the end of it. I have been back and forth with him, he's been in contact with Margaret Hillriegel, she did a couple of site plans for him. He still will not give me any leeway. Due to the nature of how long I have been trying to get this in a more correct manner with him, my alternative is what you're looking at now, so that I can possibly put in a home for my family.

MR. PETRO: That's a driveway, not a private road?

MR. EDSALL: It's just a driveway with an easement in the back part of lot 2, an actual fee ownership toward the front.

MR. PETRO: About 700 feet that driveway with all the curves?

MR. RETCHO: Approximately, those switch backs that you see there are not going to be the actual, we were just

about to go in there about a week and a half ago and map it out, Mike Pomarico wants to do it with as few switch backs as possible, but with the snow that we got, we were unable to get back in there and do it.

MR. PETRO: There's no topo on here, are you sure you're going to maintain a ten percent grade?

MR. RETCHO: It's going to have to have a couple switch backs, but he said it should be, the lot width is 200.

MR. ARGENIO: I see three lots here.

MR. PETRO: The one up in the corner has nothing to do with this fellow.

MR. RETCHO: My grandfather owned that years and years ago, that was chunked off.

MR. LANDER: Robert and Janet, Mr. Argenio?

MR. ARGENIO: Yes, I see that. The thing that's got me confused, driveway starts on one lot, leaves that lot, goes onto another lot, then comes back to the original lot that it starts out on.

MR. LANDER: I think lot 1 is that dashed line. Looks more like an easement.

MR. RETCHO: That's the easement.

MR. PETRO: See the back lot, it's a piece all the way to the road.

MR. ARGENIO: I see that, yeah.

MR. PETRO: Then the roads only on the other one, two lots.

MR. ARGENIO: Mr. Chairman, the driveway starts out, unless I'm mistaken--

MR. PETRO: On lot 1.

MR. ARGENIO: That's correct, in an easterly direction, then leaves lot 1, goes onto lot 2 then it goes onto lot 1.

MR. LANDER: So, it's going to have to be an easement then where it crosses that lot.

MR. ARGENIO: Am I right or wrong?

MR. EDSALL: Maybe to help, Tom Rectho has told us in the workshop that he's showing serpentine movement but he really knows at this point it's going to change and he's hopeful by the time he comes back from the ZBA, he will be able to give you a real layout because of the grades.

MR. ARGENIO: Wherever the driveway's going to go, that's where the easement's going to be?

MR. EDSALL: Right.

MR. PETRO: Mark just woke me up, does anybody have a problem with this?

MR. LANDER: No.

MR. PETRO: I mean, he's going to have to get the variances, if he does, he's got to come back here and we have to look at the layout of the road.

MR. EDSALL: Just to get it in the record only cause there was a heck of an effort made from what we saw at the workshop, we dealt with this for probably 15 months and six workshops with a whole variety of options, Tom made try after try after try to find a way to have this subdivision meet the code, unfortunately, every time he seemed to find a way to do it, the carpet got yanked out from underneath him. What he's done, he's come up with a plan that has the minimum number of variances possible, given the fact that no one seems to want to operate on the adjoining parcels.

MR. LANDER: Mark, why wasn't the driveway located, approximate location of existing driveway, why was it not run straight down that side instead of going up by

the other lot, is there a reason for that?

MR. EDSALL: No, I'm the sure what the topo has, obviously, he wants to have fee ownership of a strip out to the road, one of the concerns was if they put both driveways in one location, then by definition becomes a private road, then you need 50 foot, then you need more variances because there's not 50 foot available, that's why the driveways were kept separate.

MR. LANDER: But he doesn't have frontage for lot 1 on Lakeside Drive.

MR. EDSALL: He does but--

MR. LANDER: That's why he's going for the variance.

MR. EDSALL: Doesn't have adequate frontage.

MR. PETRO: What is it, 18 feet?

MR. EDSALL: And also because of the width definition, he triggers the variance for lot width so those are the two problems.

MR. PETRO: All right, I know we're not there yet but highway, there's a disapproval, because you need the culverts in the front, you might want to get a copy, we're a long way from there, but you might want to talk to the highway superintendent or get a copy of the notice, need a culvert under the driveway on the road, I know we're ahead of ourselves anyway. Motion for approval?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to the Thomas Retcho subdivision on Lakeside Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. KARNAVEZOS	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for the necessary variances. If you are successful, put them on the plan and return to this board and we'll review it for planning board purposes.

MR. RECTHO: Thank you, sir.

Rev. - 02/26/01

ZONING BOARD OF APPEALS

Regular Session

February 26, 2001

RECEIVED

Mike
Babcock
B.S.

AGENDA:

FEB 26 2001

7:30 P.M. - ROLL CALL

Town of New Windsor Bldg. Dept.

Motion to adopt minutes of the January 29, 2001 meeting as written.

PRELIMINARY MEETING:

THIS IS A
ONE FAMILY
HOUSE
PER ZBA

1. COCCHIA, DRENA - Request for finding of single-family use of residence w/ two kitchens located at 11 Hickory Avenue in an R-4 zone. (21-3-7).

SET UP
FOR P/H

2. RETCHO, THOMAS - Referred by PB for 106.53 ft. lot width and 51.48 ft. road frontage to construct a single-family residence on Lakeside Drive in an R-4 zone. (57-1-113).

SET UP
FOR P/H

3. BORDEN, SEYMOUR - Referred by PB for 18 ft. front yard, 18 ft. maximum building height and 59 parking space variance for Carpet Mill Outlet located on Windsor Highway in a C zone. (35-1-54.1 & 53.21).

PUBLIC HEARING:

APPROVED

4. CUTRO, RAYMOND - Request for 15 ft. front yard variance for existing in-ground pool and fence at 6 Abby Lane in an R-1 zone. (29-1-71).

Pat - 563-4630 (o) or 562-7107 (h)

RESULTS OF P.B. MEETING OF: January 10, 2001

PROJECT: *Retchko, Thomas*

P.B.# 01-20

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)____ S)____ VOTE: A____ N____

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES___NO___

M)___S)___ VOTE: A___N___

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y__

~~SEND TO DEPT. OF TRANSPORTATION: Y~~

REFER TO Z.B.A.: M) LNS) A VOTE: AO N 5

RETURN TO WORK SHOP: YES NO

APPROVAL:

M)___S)___ VOTE: A___N___ APPROVED:_____

M) S) VOTE: A N APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Need Variance for Road frontage & Lot Width

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/08/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-20
NAME: RETCHO, T & J - SUBDIVISION
APPLICANT: RETCHO, THOMAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK. #4885	PAID		300.00	
			-----	-----	-----
		TOTAL:	0.00	300.00	-300.00

A handwritten signature in black ink, consisting of a stylized 'P' or 'R' followed by a long horizontal stroke.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#23-2001

01/08/2001

Retcho, Thomas

01-20

Received \$ 50.00 for Planning Board Fees, on 01/08/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

P.B. # 01-20 Sub applic. fee

Thomas J. or Cindy R. Retcho
1203 Parr Lake Dr.
Newburgh, NY 12550
Ph. 914-565-3530

29-7003¹⁶⁹
2213

4884

Date 01-05-01

Pay to the
order of

Town of New Windsor

\$ 50 -

fifty

Dollars

VAILE GATE BRANCH
CHARTER ONE BANK

For

Thomas Retcho

⑆221370030⑆ 4690079803⑆ 4884

P.B. # 01-20 ESCROW

Thomas J. or Cindy R. Retcho
1203 Parr Lake Dr.
Newburgh, NY 12550
Ph. 914-565-3530

29-7003¹⁶⁹
2213

4885

Date 01-05-01

Pay to the
order of

Town of New Windsor

\$ 300 ⁰⁰

Three hundred

Dollars

VAILE GATE BRANCH
CHARTER ONE BANK

For

Thomas Retcho

⑆221370030⑆ 4690079803⑆ 4885

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 4, 2001

SUBJECT: Retcho Minor Subdivision

Planning Board Reference Number: PB-01-20

Dated: 4 May 2001

Fire Prevention Reference Number: FPS-01-027

A review of the above referenced subject subdivision plan was conducted on 4 May 2001.

This subdivision plan is acceptable.

Plans Dated: 25 April 2001 Revision 3.


Robert F. Rodgers



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-20

DATE PLAN RECEIVED: RECEIVED
MAY - 4 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Terrence & Jeannette Retchu has been

reviewed by me and is approved L

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT _____ DATE _____

John D. D. N. 5-7-01
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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☐ Branch Office
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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

(TOWN/VILLAGE OF

New Windsor

P/B #

01-20

WORK SESSION DATE:

2 May 01

APPLICANT RESUB.

REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

New plan

PROJECT NAME:

Retain School

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

Margaret Hillier + Tom

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 2 lot sub

- got all variances

- 505 shown

CLOSING STATUS

X Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 09 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

01-20

RECEIVED

DATE PLAN RECEIVED:

JAN 5 2001

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved _____,
disapproved ☒ _____.

If disapproved, please list reason _____

Plan needs a 15" culvert pipe at end of
driveway

Shay Hill 1/10/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-20**
RECEIVED
DATE PLAN RECEIVED: JAN - 5 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Terrence & Jeanette Retko has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~

There is no town water in this area

HIGHWAY SUPERINTENDENT DATE

Stan D. Dis- 1-10-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONCE

TO: Town Planning Board

FROM: Town fire Inspector

DATE: January 8, 2001

SUBJECT: Retcho Subdivision

Planning Board Reference Number: PB-01-20

Dated: 5 January 2001

Fire Prevention Reference Number: FPS-01-005

A review of the above referenced subject 2 lot subdivision was conducted on 8 January 2001.

This minor subdivision is acceptable.

Plans Dated: 3 January 2001 Revision 2

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name and title.

**Robert F. Rodgers
Fire Inspector**



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 09 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

01-20

DATE PLAN RECEIVED:

JAN 5 2001

The maps and plans for the Site Approval

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____

disapproved ☒

If disapproved, please list reason _____

Plan needs a 15" culvert pipe at end of
driveway

Henry Hill 1/10/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



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CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 1-3
WORK SESSION DATE: 12-6-00
REAPPEARANCE AT W/S REQUESTED: Yes APPLICANT RESUB.
REQUIRED: later
PROJECT NAME: Rebecca
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Tom Rebecca, Mike Marico
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

will return with
new approach -
will need variances.

pbwsform 10MJE98

~~CLOSING STATUS~~
~~Set for agenda~~
~~possible agenda item~~
~~Discussion item for agenda~~
~~ZBA referral on agenda~~



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #

01-20

WORK SESSION DATE:

3 Jan 01

APPLICANT RESUB.
REQUIRED:

h/aff

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Re + cho S-b

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Tom R

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

X

X

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

2-1st

will need variances

fix living area on w/o sewer

from 1000 to 1200

add #'s ant of variances

CLOSING STATUS

Set for agenda

X possible agenda item if app

Discussion item for agenda

X ZBA referral on agenda

pbwsform 10MJE98



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B

^{1.3}
01-20

WORK SESSION DATE: 19 APR 00

APPLICANT RESUB.
REQUIRED: Later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Retchco

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Tom Retchco.

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Saxe not responding re case to Tom
for P/B

looking at options for coming in from
Lakeside Drive rather than Chesnut.

CLOSING STATUS

Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJE98



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MARK J. EDSALL, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B #

05-20

WORK SESSION DATE: 19 Jan 00

APPLICANT RESUB.
REQUIRED: Full later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Retcho rd

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Tom Retcho

MUNIC REPS PRESENT: BLDG INSP. _____

FIRE INSP. X

ENGINEER X

PLANNER _____

P/E CHAIR. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Lakeride Sub. next to Nicol Dr.
- betw Lakeride & Chert.
- need 50' Row for Apr
- disc culdesac - Row and T - physical turn around first.

CLOSING STATUS

X Set for agenda

X possible agenda item

 Discussion item for agenda

 ZBA referral on agenda

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B

¹⁻³
01-20

WORK SESSION DATE:

10 Nov 99

APPLICANT RESUB.

REQUIRED:

Full later

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Retcho sub

PROJECT STATUS:

NEW X OLD

REPRESENTATIVE PRESENT:

Thomas Retcho

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

Rich
X

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Lakeside Dr. 57-1-113 R-4

looking @ flag lot situation

advise of bulk req'ts & get info
re P/A etc.

he needs surveyor

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B

01-201

WORK SESSION DATE:

1 MAR 85

APPLICANT RESUB.
REQUIRED:

Full Applater

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Ketches

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Margaret Hillriegel / Tom Ketcher

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- clarify who owns 1/2 50'
- 1/2 Corridor detail
- topo. for 1/2
- per MD on-site SDS OK > 100' spacing
- general/deep SDS-

CLOSING STATUS

- ☐ Set for agenda
- ☐ possible agenda item
- ☐ Discussion item for agenda
- ☐ ZBA referral on agenda

pbwsform 10MJE98



Building Permit Tracking Log

Building Permit Application Number: 85-2000 Building Permit Application Date: 2/24/2000

Type of Permit: Other

Section/Block/Lot: 57-1-113
Street Address of Property: 40 LAKE SIDE DR
Property Owners Name: RETCHO TERRENCE
Property Owners Address: 40 LAKESIDE DR
Occupant's Name: RETCHO TERRENCE

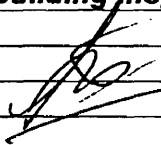

Architect/Engineer's Name: MIKE POMARICO
Architect/Engineer's Telephone Number: 564-0448
Architect/Engineer's Fax Number:

NYS Occupancy Classification:

Description of Work: SUB-DIVISION/SINGLE FAMILY
Dimensions of Building: 56.00 56.00 54.00 0.00

Comments: Planning Board Block on / Pending

Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date
HOLD PERMIT Board		2-24		
Sub-Division				

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 57 Block 1 Lot 113

1. Name of Project 2 LOT MINOR SUBDIVISION LANDS OF T. & J. RETCHO

2. Owner of Record TERRANCE & JEANETTE RETCHO Phone (845) 496-6916

Address: 40 LAKESIDE DR. NEW WINDSOR NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant THOMAS RETCHO Phone (845) 565-3530

Address: 1203 PINE LAKE DRIVE, NEWBURGH, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan MARGARET M. HILLRIEGEL L.S. Phone (845) 744-2072

Address: 372 OREGON TRAIL PINE BUSH NY 12560
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

THOMAS RETCHO 565-3530
(Name) (Phone)

7. Project Location:

On the EASTERLY side of LAKE SIDE DRIVE 507' feet
(Direction) (Street) (No.)
SOUTHERLY of VASCHELLO ROAD
(Direction) (Street)

8. Project Data: Acreage 4.56 Ac. Zone R-4 School Dist. WASHINGTONVILLE

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED

JAN - 5 2001

01-20

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) PROPOSED SUBDIVISION TO CREATE ONE NEW LOT WITH A SINGLE FAMILY DWELLING, TO BE ACCESSED BY A PRIVATE DRIVEWAY THROUGH LOT #2, ACCESS EASEMENT TO BE CREATED.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no _____

12. Has a Special Permit previously been granted for this property? yes _____ no _____

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

4th DAY OF January 2001

Thomas Petcho

APPLICANT'S SIGNATURE

Michelle Costa
NOTARY PUBLIC

Michelle Costa
Notary Public, State of New York
No. 4663947

Thomas Petcho

Please Print Applicant's Name as Signed

***** Qualified in New York County, NY *****
Commission Expires March 30, 2001

TOWN USE ONLY

JAN - 5 2001

DATE APPLICATION RECEIVED

01-20

APPLICATION NUMBER
B.P. # 85-2000

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

TERRANCE RETCHO & JEANNETTE RETCHO, deposes and says that he resides
(OWNER)

at 40 LAKE SIDE DR. NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 57 Block 1 Lot 113) which is the premises described in

the foregoing application and that he authorizes:

THOMAS RETCHO 1203 PARR LAKE DRIVE, NEWBURGH, NY 12550
(Applicant Name & Address, if different from owner)

MARGARET M. HILLRIEGEL L.S. 372 OREGON TRAIL PINE BUSH NY 12566
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 5 January 2001

Ellen M. Burkland
Witness Signature

Terrance Retcho
Owner's Signature

Thomas Retcho
Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

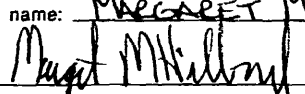
RECEIVED
JAN - 5 2001

01-20

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only.

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR THOMAS RETCHO	2. PROJECT NAME 2 LOT SUBDIVISION OF LANDS OF RETCHO
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) EASTERN SIDE OF LAKE SIDE DRIVE, 507 FEET SOUTHERLY OF VASCCELLO ROAD.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: PROPOSED 2 LOT SUBDIVISION TO CREATE ONE NEW BUILDING LOT WITH A SINGLE FAMILY DWELLING	
7. AMOUNT OF LAND AFFECTED: Initially 4.56 acres Ultimately 4.56 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly A VARIANCE IS REQUESTED FOR LOT WIDTH AND STREET FRONTAGE, FOR THE NEW LOT #1	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: RESIDENTIAL - MOSTLY SINGLE FAMILY HOMES	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals TOWN OF NEW WINDSOR ZONING BOARD AND PLANNING BOARD	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: MARGARET M HILLRIEDEL L.S.	Date: 1/3/01
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> 	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- | | |
|--|---|
| Name of Lead Agency | |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (If different from responsible officer) |
| Date | |

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY, (TOWN OF NEW WINDESOR
SECTION 57 BLOCK 1 LOT 113) IS NOT
IN A FLOOD ZONE.

Margaret M Hillriegel

MARGARET M HILLRIEGEL L.S.

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**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- * 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location
4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. ✓ Tax Map Data (Section, Block & Lot).
6. ✓ Location Map at a scale of 1" = 2,000 ft.
7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ✓ (N/A) Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ✓ Date of plat preparation and/or date of any plat revisions.
10. ✓ Scale the plat is drawn to and North arrow.
11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. 15 SKETCH PLAN ONLY Surveyor's certificate.
13. ✓ Surveyor's seal and signature.
14. ✓ Name of adjoining owners.
15. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. ✓ Flood land boundaries.
17. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ✓ Final metes and bounds.

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19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. No Road Prop. DENUEWAM ONLY Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. _____ Show any existing waterways.
- *26. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. _____ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. _____ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. _____ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. _____ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. _____ Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. _____ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

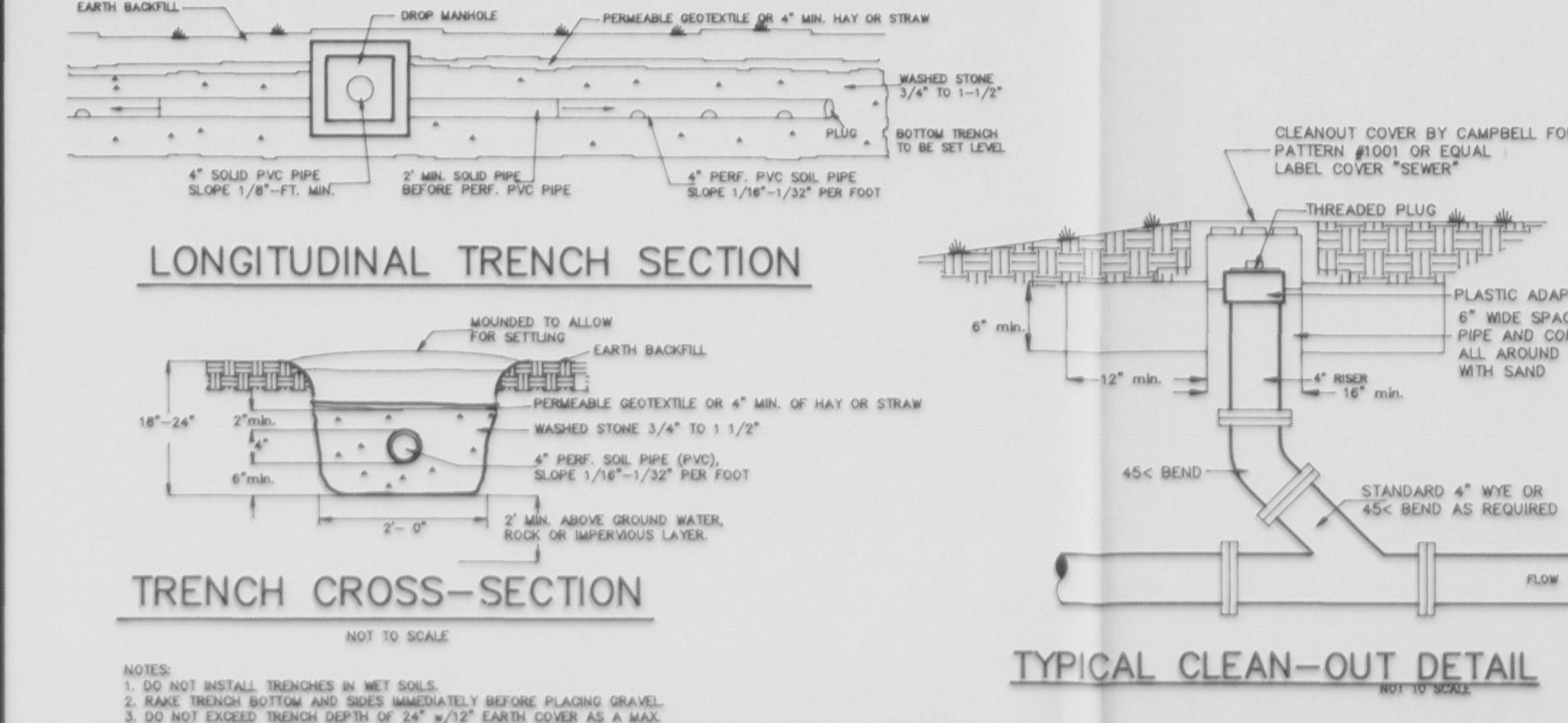
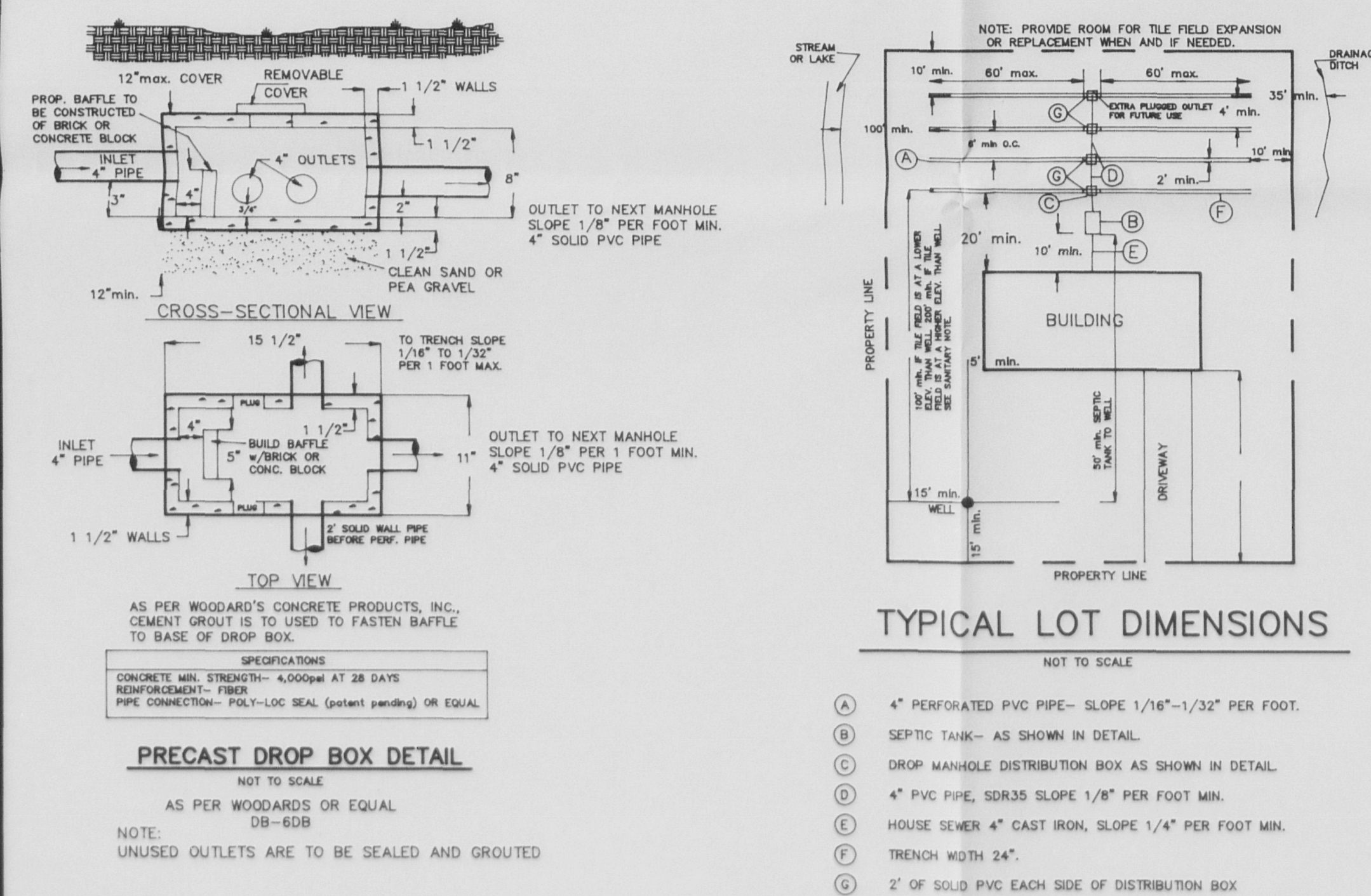
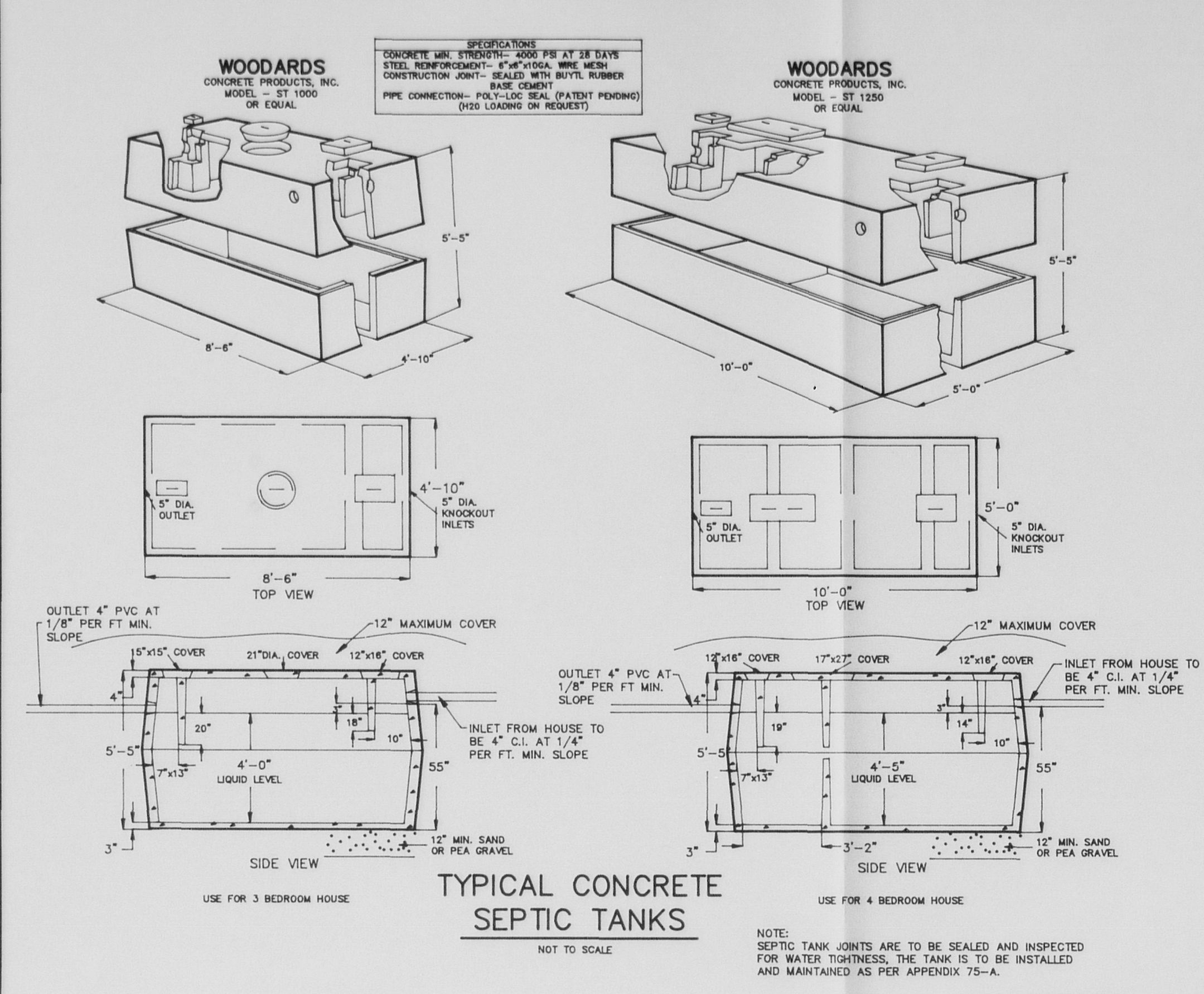
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Margaret M. Hillier 1/3/01
Licensed Professional Date



SEPTIC SYSTEM NOTES:

1. Footing, roof and cellar drains shall not be connected to the disposal system and shall be discharged away from the same.
2. Grade to drain surface water around and away from disposal field and seed to grass.
3. All trees & shrubs must be cut from the tile field areas.
4. There shall be no substantial change in ground surface elevations or grades at the location of the field installation, virgin soil to remain undisturbed before the tile field installation.
5. Septic system design shall be a minimum 1,000 gallon septic tank and tile length as indicated.
6. All work shall be done in accordance with recommended standards and criteria as specified by the New York State Department of Environmental Conservation and the New York State Department of Health.
7. No garbage grinders are permitted.
8. A minimum of 4' of usable soil must be provided over any bedrock or ground water encountered.
9. No driveways, roadways or parking area shall be constructed over any portion of the sanitary disposal system.
10. No component part of any sewage disposal system shall be located or maintained within 100' of any spring, reservoir, brook, marsh, or any other body of water.
11. The purchaser of each lot shall be provided with a copy of the approved plans and an accurate as-built plan of any existing sanitary facilities.
12. Pipe from house to septic tank to be straight and at constant grade and shall be constructed of 4" H.C.I.
13. Water saving fixtures and devices recommended for home use.
14. Contractor shall inspect septic tank after the first year's operation to insure against abnormal sludge build up as set forth in Table 5 of the New York State Department of Health Waste Treatment Handbook.
15. Town of New Windsor requirements in regard to permits and inspections to be observed.
16. No lot is to be further subdivided without Town of New Windsor review and approval.
17. All laundry waste and other gray water to be discharged to septic system.
18. Piping to be laid on a firm foundation at a minimum slope as shown, without any bends or depressions.
19. Sewage system separation distances to comply with separation distances chart provided (see details).

PERCOLATION TEST DATA

OBTAINED APRIL 24, 2001

PERC TEST #1 - 24" DEEP

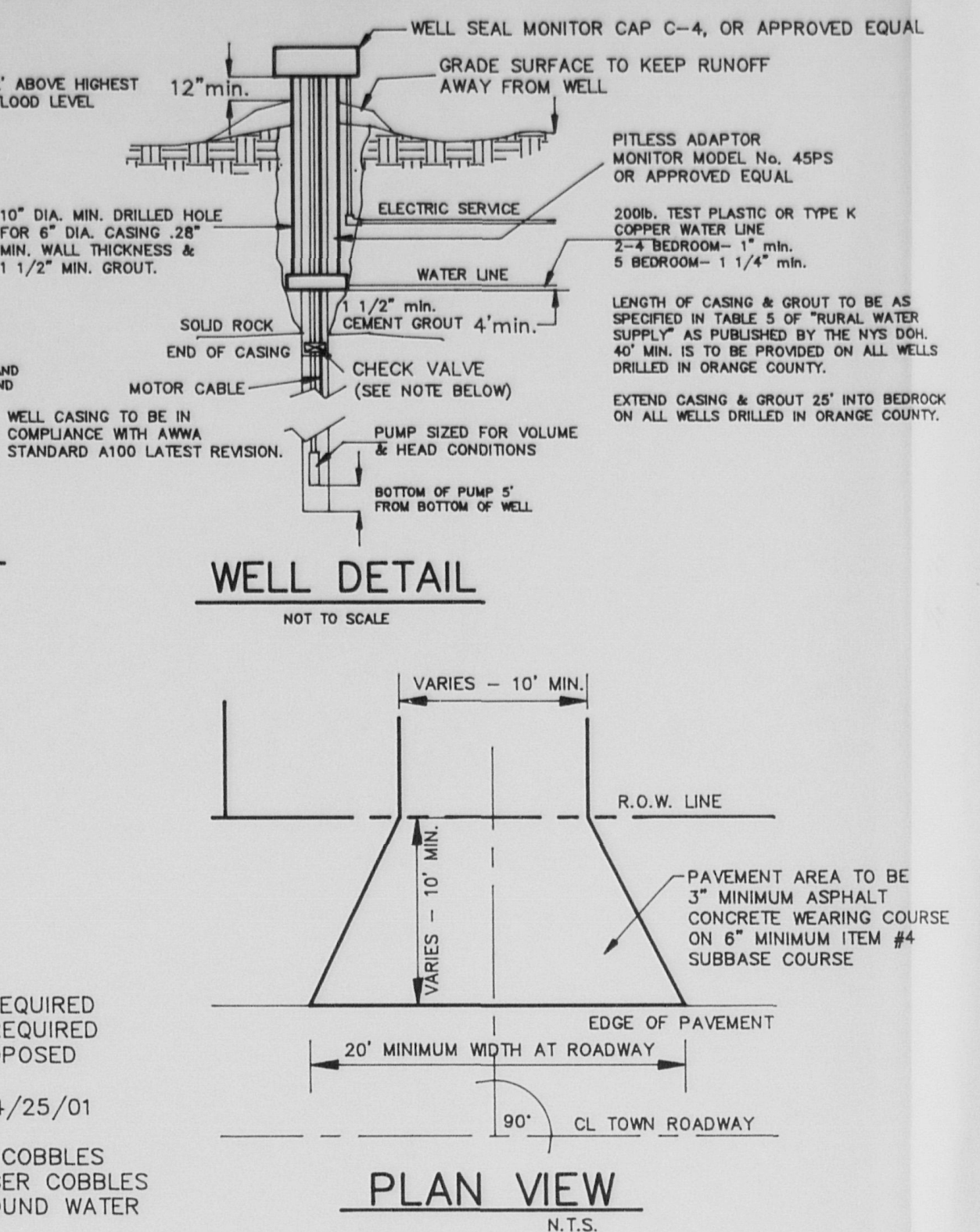
START	STOP	RATE
9:10	9:16	6 MIN.
9:17	9:24	7 MIN.
9:26	9:34	8 MIN.
9:35	9:43	8 MIN.

PERC TEST #2 - 25" DEEP

START	STOP	RATE
10:20	10:24	4 MIN.
10:25	10:30	5 MIN.
10:30	10:36	6 MIN.
10:37	10:43	6 MIN.

DESIGN RATE: 1" IN 8 - 10 MIN.
 3 BEDROOM DWELLING: 217 L.F. REQUIRED
 4 BEDROOM DWELLING: 290 L.F. REQUIRED
 5 BEDROOM HOUSE: 240 L.F. PROPOSED

DEEP TEST PIT DATA: OBTAINED 4/25/01
 0 - 2" TOPSOIL
 2" - 52" GRAVELLY LOAM WITH COBBLES
 52" - 64" GRAVELLY LOAM, LARGER COBBLES
 NO BEDROCK, NO GROUND WATER



SEPARATION DISTANCES FROM WASTEWATER SOURCES

WASTEWATER SOURCES	WELL OR (a) SUCTON LINE	TO STREAM, LAKE OR WATER COURSE (c)	DWELLING	PROPERTY LINE
HOUSE SEWER (WATERTIGHT JOINTS)	25' if c.i. pipe 50' otherwise	25'	---	10'
SEPTIC TANK	50'	50'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100' (B)	100'	20'	10'
SEEPAGE PIT	150' (b)	100'	20'	10'

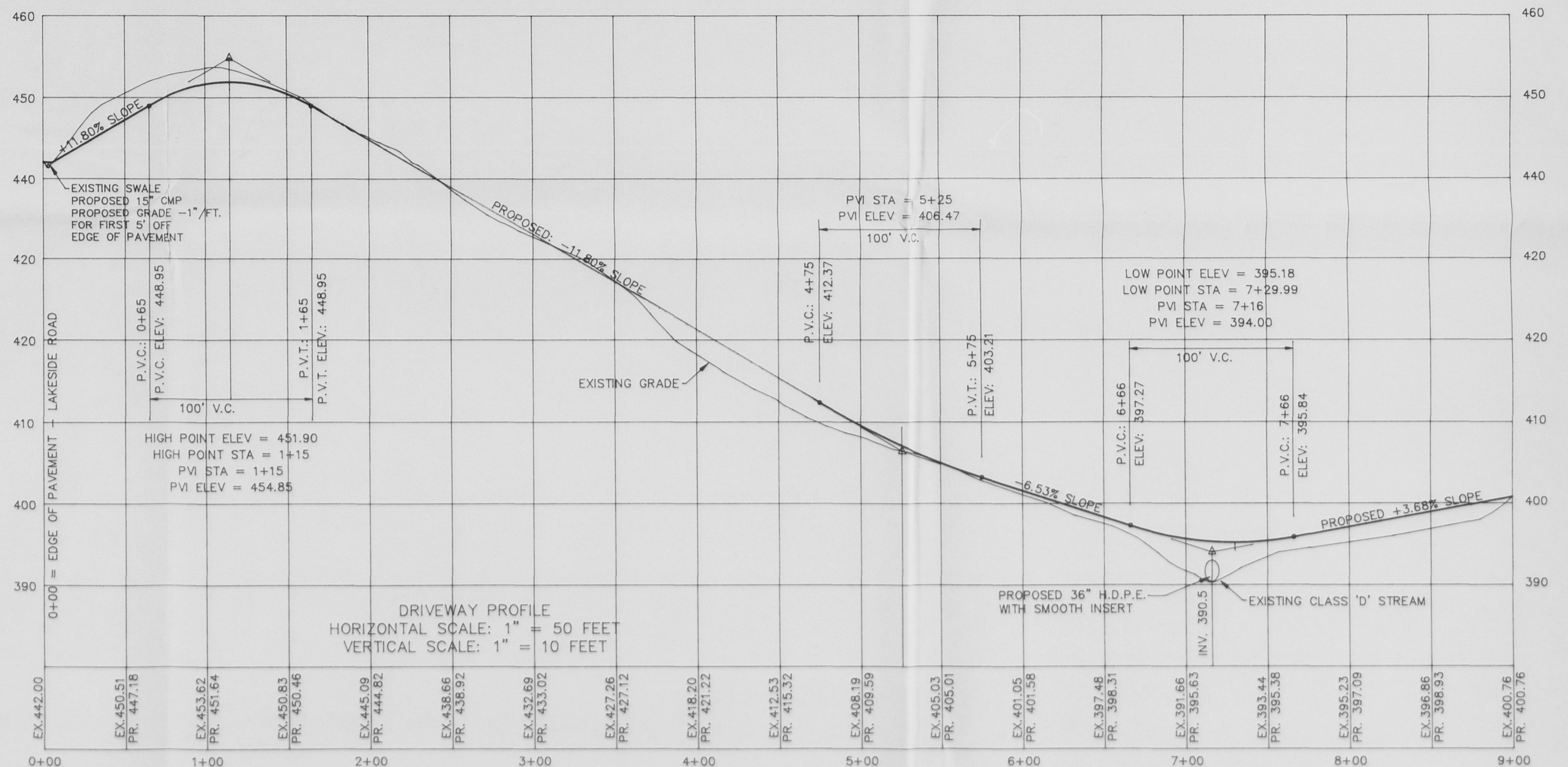
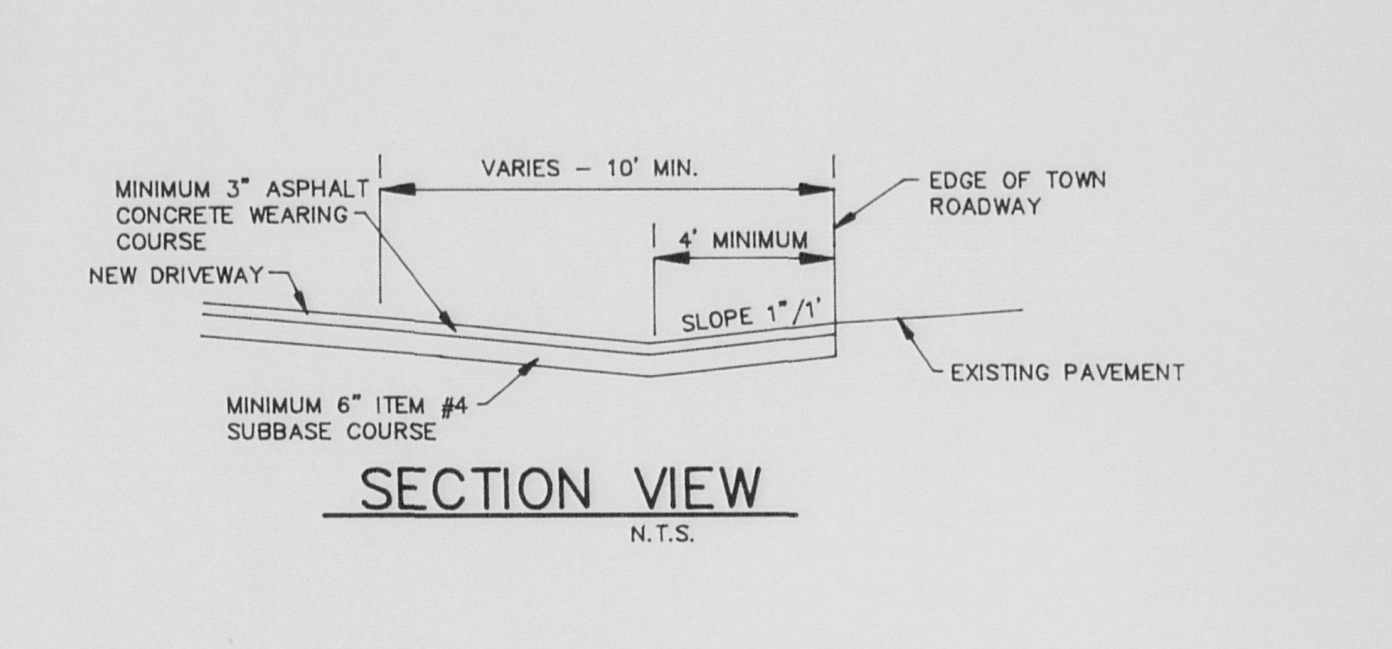
(more in coarse gravel)

ABSORPTION FIELD - 35' SEPARATION DISTANCE TO A DRAINAGE PIPE, SWALE OR CATCH BASIN

(a) Water service and sewer lines may be in the same trench if cast iron sewer with lead-calked joints is laid at all points 12" below water service pipe, or sewer may be on dropped shelf at one side at least 12" below water service pipe, provided that sewer pipe is laid below frost with tight and root-proof joints and is not subject to settling, superimposed loads or vibration. Water service lines under pressure shall not pass closer than 10' of a septic tank, absorption tile field, leaching pit, privy or any other part of a sewage disposal system.

(b) Sewage disposal systems located of necessity upgrade in general path of drainage to a well should be spaced 200' or more away.

(c) mean high water mark



DRIVEWAY CONSTRUCTION SPECIFICATION

1. Access from driveway to Town Roadway will have acceptable sight distance in both directions as approved by Town Superintendent of Highways.
2. Centerline of driveway shall be perpendicular to Town Roadway.
3. Paved Area: - Shall extend from edge of pavement to Town Roadway right-of-way line. Minimum ten (10) foot depth. - Minimum width at Town Roadway edge of pavement shall be twenty (2) feet, tapering to a minimum of ten (10) foot width at ten (10) foot depth. - Paved area shall have a minimum slope of eight (8) percent (1 in./1 ft.) away from Town Roadway for a minimum distance of four (4) feet. Grading shall be to the satisfaction of the Town Superintendent of Highways and the Town Engineer prior to surfacing such driveways.
4. Pavement Application: 3" Minimum Asphalt concrete Wearing Course 6" Minimum Item #4 Subbase Course
5. Where required by the Town Superintendent of Highways, a culvert pipe shall be provided at the driveway, with the pipe size and material to be as acceptable to the Superintendent. Pipe size shall not be less than fifteen (15) inches diameter.

ENGINEER:
VICTOR H. ERIKSON P.E.
 2656 ROUTE 302
 MIDDLETOWN, NEW YORK 10941
 PHONE #: (845) 361-5421



DETAIL SHEET

FOR 2 LOT MINOR SUBDIVISION FOR LANDS OF:
TERRANCE & JEANNETTE RETCHO

LAKESIDE DRIVE,
 TOWN OF NEW WINDSOR,
 COUNTY OF ORANGE, STATE OF NEW YORK

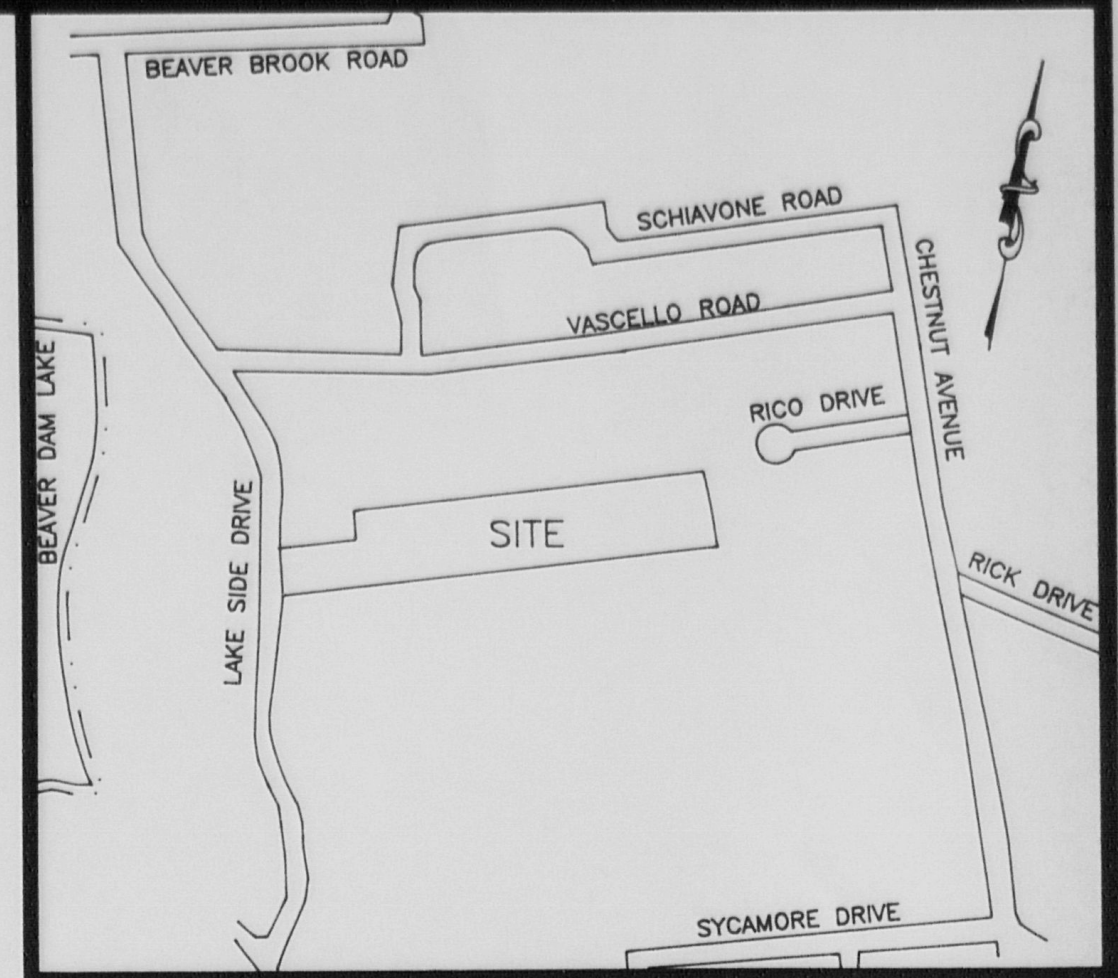
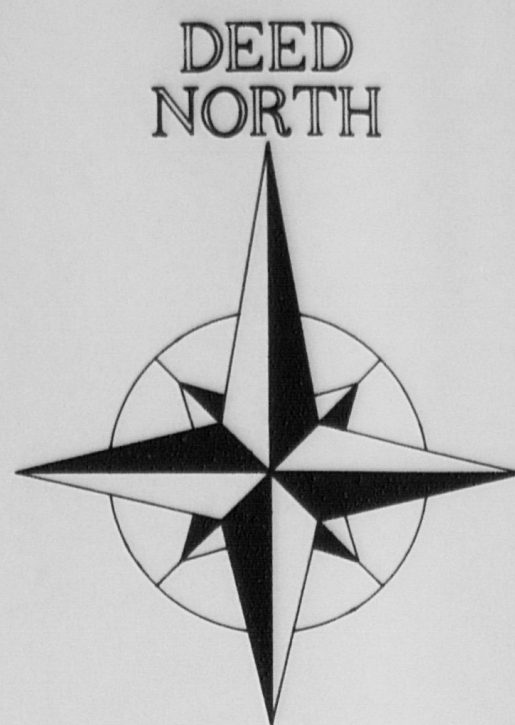
SCALE: AS NOTED
 DATE: APRIL 25, 2001

TAX MAP DESIGNATION: SECTION 57, BLOCK 1, LOT 113
 DEED REFERENCE: LIBER 2114 PAGE 808

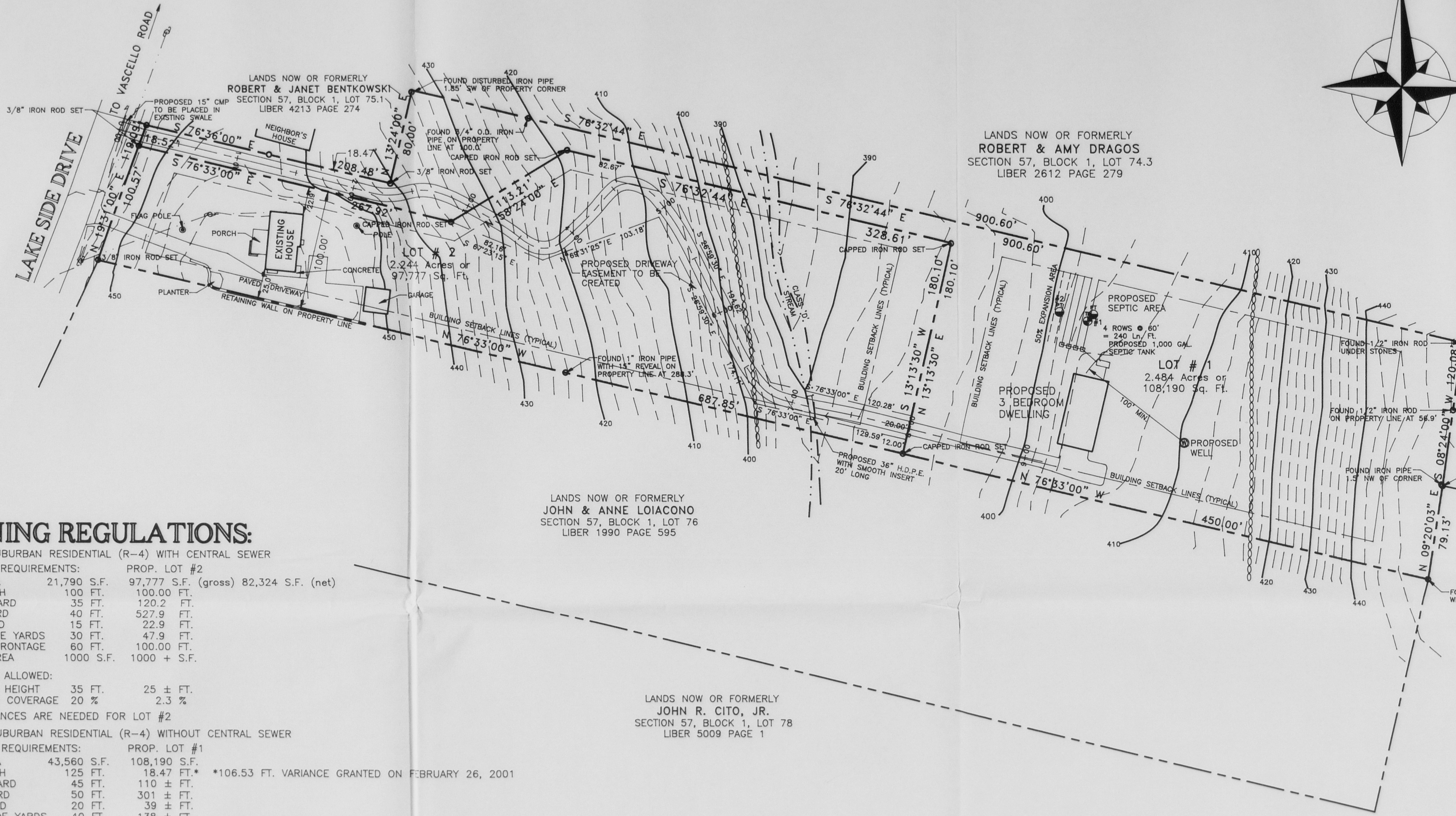
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

By: *James P. ...*
 James P. ...
 James P. ...

SHEET 2 OF 2 SHEET 2 IS INVALID AND INCOMPLETE WITHOUT SHEET 1 OF 2.



LOCATION PLAN
SCALE: 1" = 500 ± FT.



ZONING REGULATIONS:

ZONE: SUBURBAN RESIDENTIAL (R-4) WITH CENTRAL SEWER

MINIMUM REQUIREMENTS:	PROP. LOT #2
LOT AREA	21,790 S.F.
LOT WIDTH	100 FT.
FRONT YARD	35 FT.
REAR YARD	40 FT.
SIDE YARD	15 FT.
BOTH SIDE YARDS	30 FT.
STREET FRONTAGE	60 FT.
LIVING AREA	1000 S.F.

MAXIMUM ALLOWED:	25 ± FT.
BUILDING HEIGHT	35 FT.
DEVELOP. COVERAGE	20 %

NO VARIANCES ARE NEEDED FOR LOT #2

ZONE: SUBURBAN RESIDENTIAL (R-4) WITHOUT CENTRAL SEWER

MINIMUM REQUIREMENTS:	PROP. LOT #1
LOT AREA	43,560 S.F.
LOT WIDTH	125 FT.
FRONT YARD	45 FT.
REAR YARD	50 FT.
SIDE YARD	20 FT.
BOTH SIDE YARDS	40 FT.
STREET FRONTAGE	70 FT.
LIVING AREA	1200 S.F.

MAXIMUM ALLOWED:	25 ± FT.
BUILDING HEIGHT	35 FT.
DEVELOP. COVERAGE	10 %

*LOT WIDTH & STREET FRONTAGE VARIANCES GRANTED ON 2/26/01

NOTES:

- TOWN SEWER IS AVAILABLE FOR THIS PARCEL.
- THE TOPOGRAPHY SHOWN AS BEEN TAKEN FROM ACTUAL FIELD LOCATION BASED ON AN ASSUMED DATA.
- REFERENCING A SURVEY MAP ENTITLED "MAP OF MR. & MRS. L. VIOLETTE, BEAVER DAM LAKE, TOWN OF NEW WINDSOR, ORANGE CO., NY", DATED NOV. 21, 1960, PREPARED BY HAROLD BAHRENBURG, LAND SURVEYOR.
- ACCESS EASEMENT ACROSS LOT #2 FOR THE NEW DRIVEWAY TO LOT #1, TO ALLOW FOR SWITCH BACK DUE TO TOPOGRAPHY.

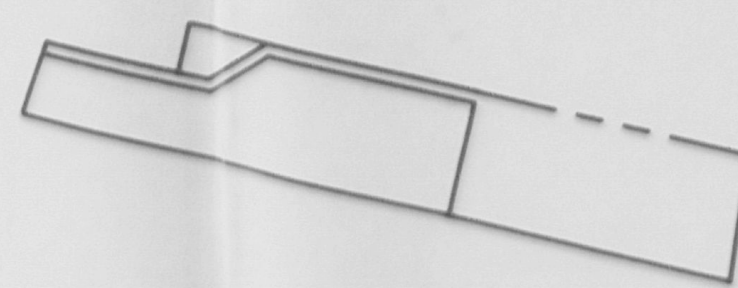
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

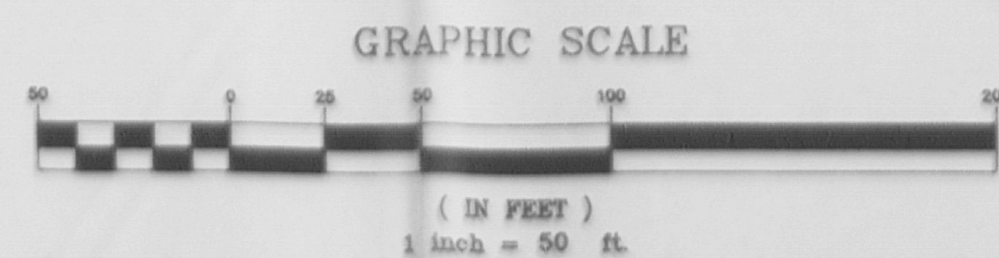
EXISTING LOT LAYOUT

1" = 300 FEET



PROPOSED LOT LAYOUT

1" = 300 FEET



LANDS NOW OR FORMERLY
JOHN & ANNE LOIACONO
SECTION 57, BLOCK 1, LOT 76
LIBER 1990 PAGE 595

LANDS NOW OR FORMERLY
JOHN R. CITO, JR.
SECTION 57, BLOCK 1, LOT 78
LIBER 5009 PAGE 1

I, TERRANCE RETCHO and JEANNETTE RETCHO ARE THE OWNERS OF THIS PARCEL, I HAVE REVIEW THIS PLAT AND I AM IN CONCURRENCE WITH IT.

TERRANCE RETCHO JEANNETTE RETCHO

THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS.

THE DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF THE DESIGN.

VICTOR H. ERIKSON P.E.
N.Y.S. LIC. No. 26666

CERTIFIED TO:
TERRANCE RETCHO, JEANNETTE RETCHO,
THE TOWN OF NEW WINDSOR,
TO BE A TRUE SURVEY PERFORMED IN THE
FIELD ON APRIL 13, 2001.

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253

ENGINEER OF RECORD:
VICTOR H. ERIKSON P.E.
2656 ROUTE 302
MIDDLETOWN, NEW YORK 10941
PHONE #: (845) 361-5421

PREPARED BY:
MARGARET M. HILLRIEGEL
LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072

NO.	DATE	DESCRIPTION	BY
4	5/14/01	PER TOWN ENG.'S COMMENTS	MH
3	4/25/01	BOUNDARY SURVEY, TOPO.	MH
2	1/3/01	VARIANCE CHART REVISED	MH
1	12/14/00	VARIANCES REQUESTED	MH

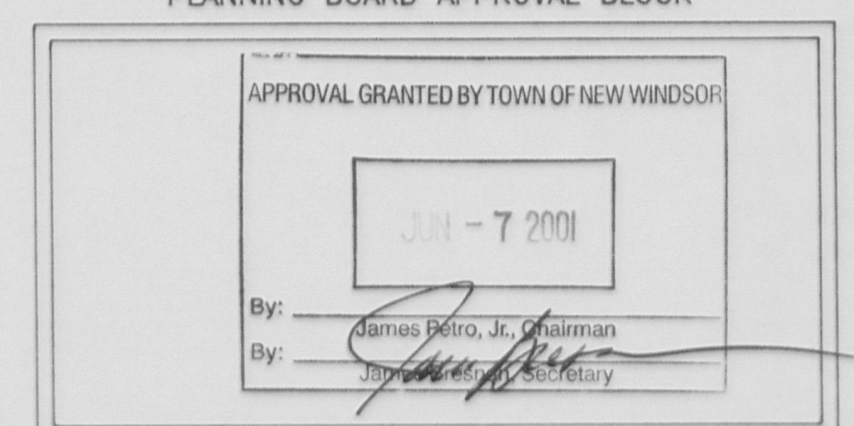
LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- STONEWALL

REMAINING LANDS OF
BARRY SAXE
SECTION 57, BLOCK 1, LOT 77
LIBER 2415 PAGE 12

RECORD OWNER:
TERRANCE & JEANNETTE RETCHO
LAKE SIDE DRIVE
NEW WINDSOR, NEW YORK 12551
APPLICANT:
THOMAS RETCHO
1203 PARR LAKE DRIVE
NEWBURGH, NY 12550

PLANNING BOARD APPROVAL BLOCK



2 LOT MINOR SUBDIVISION FOR LANDS OF: TERRANCE & JEANNETTE RETCHO

LAKE SIDE DRIVE
TOWN OF NEW WINDSOR,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 50 FEET
DATE: FEBRUARY 18, 2000

TAX MAP DESIGNATION: SECTION 57, BLOCK 1, LOT 113
DEED REFERENCE: LIBER 2114 PAGE 808
AREA: 205,967 Sq. Ft. or 4.728 Acres

SHEET 1 OF 2 SHEET 1 IS INVALID AND INCOMPLETE WITHOUT SHEET 2 OF 2.